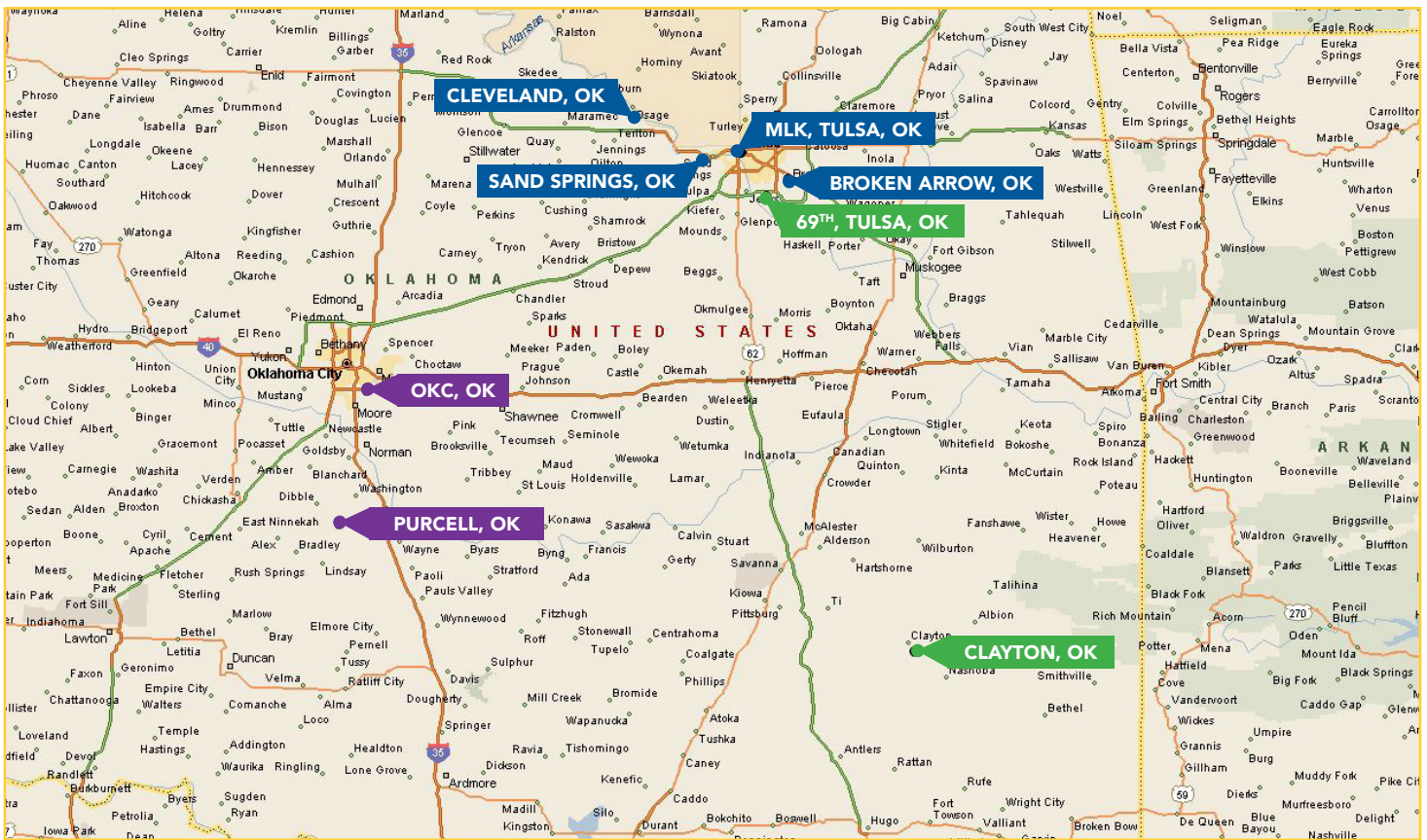


real estate auctions

Nov 19 - Dec 1



Homes, Land and Commercial Properties

THURSDAY NOVEMBER 19

10AM

CLEVELAND, OK • Keystone Keys Rd & Hwy 64

12PM

SAND SPRINGS, OK • Hwy 51 & 137th W Ave

1:30PM

TULSA, OK • 2547 N Martin Luther King Blvd
(AKA 2547 N Cincinnati)

3PM

BROKEN ARROW, OK • 1400 W Princeton Ct

FRIDAY NOVEMBER 20

11AM

TULSA, OK • 10529 S 69th E Ave

3:30PM

CLAYTON, OK • HC 60, Box 140

TUESDAY DECEMBER 1

3PM

PURCELL, OK • 471+/- Ac on 180th St

5PM

OKLAHOMA CITY, OK • 3820 E I-240 Service Rd

Bid on location or live online at  **auCTIONnetwork.com**

williamsauction.com/OK • 800.801.8003

AUCTION DAY NOTES

Welcome to today's auction. You should have a **Bidder's Card** to participate in the bidding. If not, please let the onsite staff know so they may assist you.

'Property Details' on Following Pages

Top 3 Things To Know

- 1. TERMS:** When you bid, you're confirming you've inspected the properties or waived your ability to inspect and read and agreed to the Contract and terms of that auction. Please do not bid unless you have done this! The sale is not contingent on appraisals, financing or inspections and properties are sold "As Is, Where Is" without any further inspections or repairs. Property disclosures are located on the sheet labeled 'Property Details'. By bidding you agree to all disclosures.

Immediately following the auction, the high bidder must make a down payment of 5 or 10% of the high bid, subject to a minimum - or may pay in full if Quick Close is offered. Unless otherwise noted, we accept cash or checks but credit cards are not accepted on location. Each property is subject to an auction service fee of \$3,000 or a buyer's premium (buyer's fee in WI) of 5% added to the high bid (\$2,500 minimum). Please see the following pages for the specifics about each property.

Unless the auction is designated "without reserve," all sales are subject to seller confirmation. Most approvals are received within 14 days or less. You will be notified by our staff upon approval of your bid.

- 2. TRANSFER:** You must close within 30 days from acceptance unless 'Property Details' note otherwise. You will be given access to and possession of the property after closing. The contract is not assignable, and the deed name(s) the high bidder provides cannot be altered. The persons named on the contract and deed must be present unless represented by someone with power of attorney.

You will receive an Owners Title Insurance Policy as evidence of insurable title and will be responsible for this and other closing costs unless otherwise indicated on the Contract. Real estate taxes will be prorated through date of closing.

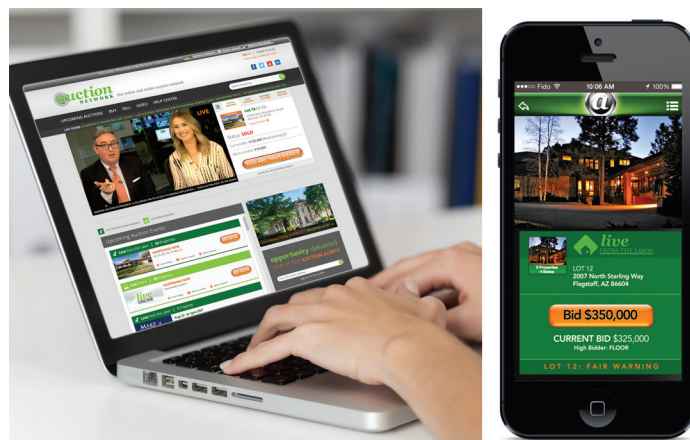
- 3. BIDDING:** The Auctioneer controls bidding and corrects any inadvertent bids made. Bidding lasts only a few minutes, and the Auctioneer has final say.

If the auction is **Buyer's Choice**, bidders are competing for "the right to choose first." The high bidder may choose one, some or all of the properties or parcels being offered, multiplied by the high-bid amount. If the high bidder takes less than all of the properties or parcels, then bidding begins again and the subsequent high bidder now wins the next right to choose first.

Online Bidders should take note of the 'Top 3 Things to Know' as well as these points:

BID BUTTON: The orange bid button is hot. Do not click it unless you are bidding. Please pay attention to what the bidding application is showing, not the audio or video, as they could be delayed due to our location. We often sell multiple properties from one sale site, so make sure you are aware of which property is being auctioned before you bid.

DOWN PAYMENT: Williams & Williams reserves the right to charge the high bidder's credit card immediately upon being announced as the successful high bidder. Do not bid unless you've read and agreed to the Contract and terms of that auction as you will be held to your agreement once recognized as the high bidder.



auCTIONnetwork.com
watch. bid. win.

Find out if auction is right for you
williamsauCTION.com/sell

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Keystone Keys Rd & Hwy 64

151+/- Acres in 5 Parcels. Excellent property to develop, build a private estate or a hunting cabin. Arkansas River frontage on parcels 2 and 3 with gorgeous views. Endless recreational opportunities with excellent waterfowl hunting, fishing, bird watching, 4 wheeling, deer, turkey, fox, and coon hunting. Walmart is less than 5 minutes away. Two miles from Feyodi State Park with boat launch. Covered in white and red oak trees in addition to a few walnuts and pines. Gorgeous property with a ton of potential and a great location. Indian Electric is along Keystone Keys Road as well as rural water.

Parcel 1: 40.26+/- ac

Parcel 2: 59.37+/- ac

Parcel 3: 35.08+/- ac

Parcel 4: 9.62+/- ac

Parcel 5: 7.30+/- ac

Auctions On site

Nominal Opening Bids: \$500/acre

Notice: Buyer's Premium of 5% (\$1,250 minimum)

Down Payment Requirement: 10% of High Bid (\$5,000 Minimum)

Quick Close Available: No

Disclosures:

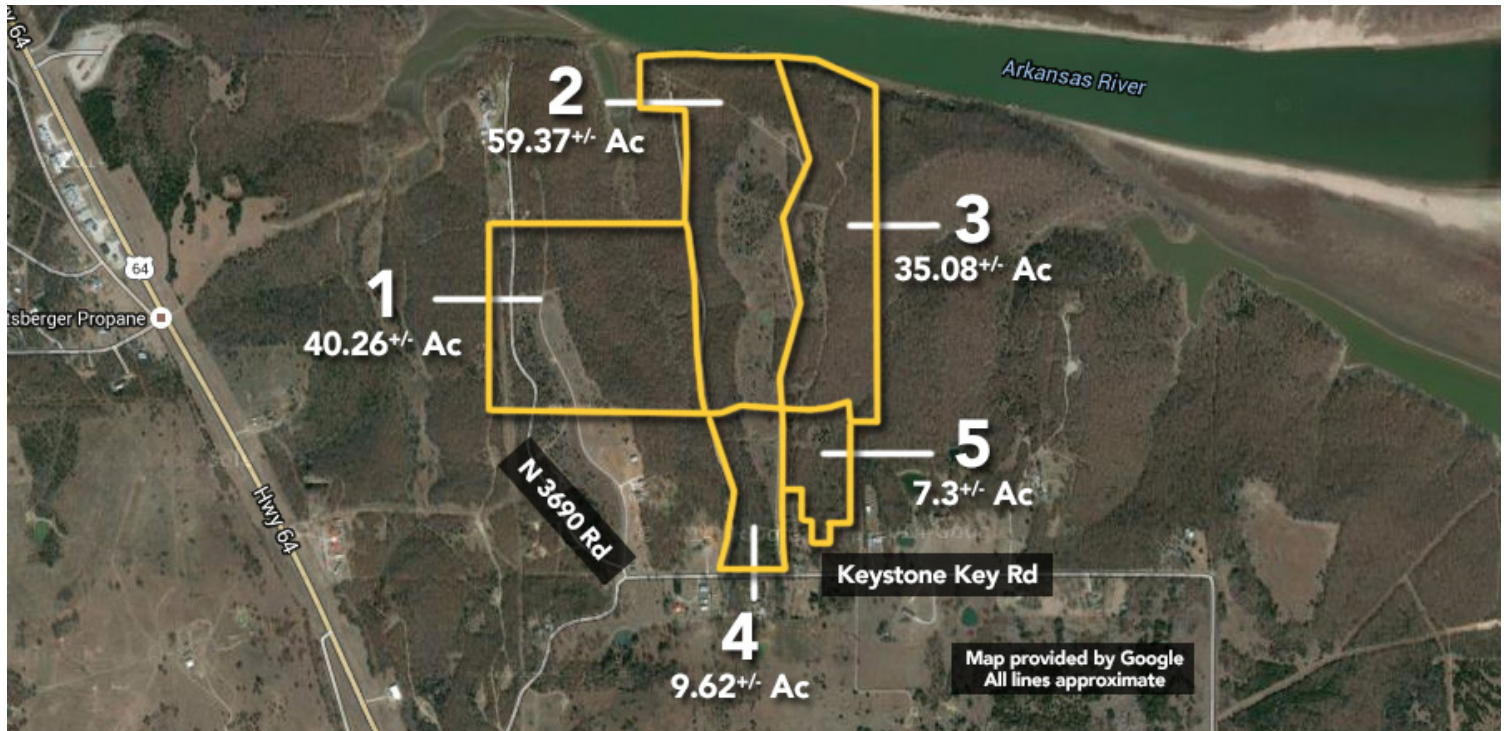
- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- BUYER ACKNOWLEDGES RECEIPT OF APPENDIX C-1: OK BUYERS AGENCY DISCLOSURE AND VACANT LAND DISCLOSURE.
- Pictures may be representative of entire property and may not reflect specific parcel.
- Buyer shall pay a survey fee of \$700.00 per parcel.
- Subsurface rights, including minerals, have been severed and do not convey.
- Disclosure of Private Road Maintenance Agreement. Buyer acknowledges and understands that access to individual parcels for ingress and egress will be by a private roadway and an easement(s) existing for same. Buyer agrees to keep said roadway open and unobstructed for its use therein. Additionally, Buyer understands that a private road maintenance agreement will exist and Buyer will be required to sign same at closing. Said road maintenance agreement provides for shared expenses for entire roadway and Buyer will be required to contribute to total costs of maintenance without regard to location of buyer's parcel.

Legal Description: See Survey

Cleveland, OK



CRM: 342388



Hwy 51 & 137th W Ave

Location says it all! 86.85+/- Acres off Hwy 51 and 137th W Ave less than 15 minutes from downtown Tulsa. Over .3 miles of highway frontage. All flat bottom land on Fisher Creek. Electric, water, and telephone located along 137th.

Parcel 1: 48+/- acres

Parcel 2: 20+/- acres

Parcel 3: 18.85+/- acres

Auctions: 12pm Thursday, Nov 19 on site

Nominal Opening Bids: \$2,500/acre

Notice: Buyer's Premium of 5% (\$2,500 minimum)

Down Payment Requirement: 10% of High Bid (\$5,000 Minimum)

Quick Close Available: Yes

Disclosures:

**Quick
Close**

AVAILABLE

• **Quick Close Disclosure.** Seller is offering Quick Close terms for this Property. The following shall apply if Buyer wishes to use the Quick Close Option: Buyer must pay the Purchase Price and any Buyer's Premium, Service Fee, and/or other announced Buyer paid fees in full at the time of execution of the Contract for Sale in order to qualify for the Quick Close program. If Buyer makes said payments, Seller shall pay Buyer's customary costs associated with a cash purchase for the Property. These costs include the closing fee, flood certification, title search/abstract, title review, title policy premium, tax search, UCC and bankruptcy searches, transfer taxes, deed preparation and recording fees. Seller shall have no obligation to pay any fees associated with financing qualifications or city, county, or state inspections. Within five (5) days of the execution of the Contract for Sale, Buyer shall make all necessary arrangements with the Closer identified above to execute all required documents for Closing. If the Closer requires additional time to complete the necessary documentation for closing, Buyer agrees that it shall complete the closing within forty-eight (48) hours of the Closer's clear to close notice.

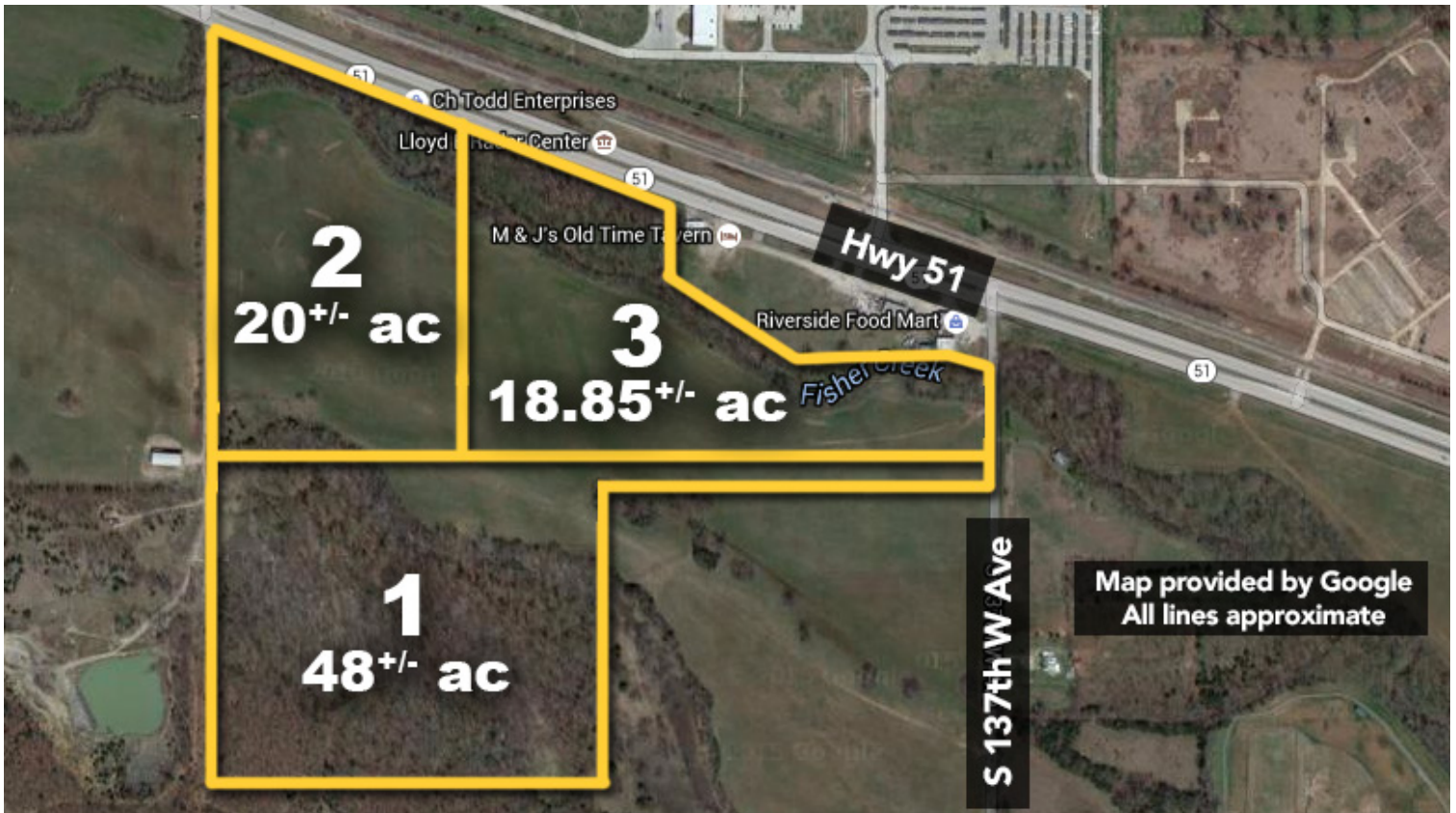
- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- BUYER ACKNOWLEDGES RECEIPT OF APPENDIX C-1: OK BUYERS AGENCY DISCLOSURE AND VACANT LAND DISCLOSURE.
- Buyer shall pay a survey fee of approx \$617 per parcel.
- Pictures may be representative of entire property and may not reflect specific parcel.
- Zoning/Land Use Disclosure. Buyer acknowledges and understands that the property may lie within one or more zoning areas. Buyer accepts responsibility for inspections and discovery of applicable land use and zoning regulations. Buyer further acknowledges and understands that property herein may lay in a flood plain and be subject to flood control or wetland regulation. Additionally, Buyer acknowledges and understands that the Property is unimproved, and will be sold as unimproved land only. Buyer is purchasing the Property as-is, where-is, and is responsible for all costs, improvements, and remediation therein, and must comply with all regulatory requirements regarding said improvements and remediation. Buyer further acknowledges and understands that neither the seller, Williams & Williams, nor its agents make any assertions or guarantees as to the condition of said Property herein.

Legal Description: See Survey

Sand Springs, OK



CRM: 342476



2547 N Martin Luther King Blvd Aka 2547 N Cincinnati

6,290+/- sf commercial building on approx .32ac lot in Acre Gardens. Built in 1965. Taxes approx \$3,743 ('15). Per the City of Tulsa, the 24-hour traffic count on Apache St is 5,700 and the count on MLK Blvd is 8,300.

Auctions On site

Nominal Opening Bid: \$10,000

Notice: Buyer's Premium of 5% (\$2,500 minimum)

Down Payment Requirement: 5% of High Bid (\$2,500 Minimum)

Quick Close Available: No

Disclosures:

- **Certified Funds Requirement:** Buyer will be required to tender a minimum of \$2500.00 down payment in cash or certified funds. Certified funds should be made payable to the order of the buyer.
- **Financing Disclosure:** Buyer acknowledges that property condition or type may adversely impact the availability of financing for said property. Buyer agrees to accept 'as is, where is' and is responsible for all costs and remediation therein. Buyer agrees to accept with no contingencies. Buyer acknowledges that seller has no obligation or responsibility to reconnect utilities for the purpose of inspection or for any other reason. Buyer further acknowledges neither seller, Williams & Williams, nor its agents make any assertions or guarantees as to the condition of said property or that utilities, plumbing, or fixtures therein will meet any financing guidelines. Buyer is encouraged to perform an independent inspection.
- **Basement and Sump Pump Condition.** The basement is susceptible to normal water seepage and a sump pump has been installed to draw ground water out and prevent flooding. Additionally, neither the Seller nor Williams & Williams know anything about the sump pump's condition. Buyer should investigate any basement flooding problem prior to bidding. Buyer is purchasing property 'as is, where is' and accepts all responsibility for any remediation, inspection expenses, permit fees, or other costs or fees associated.
- **Utility Meter Disclosure.** Property has had (water, electric, gas) service in the past but the required meter has been removed. Buyer acknowledges that the absence of the (water, electric, gas) meter precludes any evaluation of the (plumbing, electrical) system on the Property as this utility cannot be turned on for inspection purposes. Buyer acknowledges the absence of the aforementioned utility meter and accepts the Property As-Is, Where Is. Buyer shall be solely responsible for any and all costs related to said utility services including application fees, repairs, or remediation. Neither Seller nor Williams & Williams guarantee the availability of a replacement meter or utility services.
- **Foundation/Sub-Floor Disclosure.** This Property has been identified as having been affected by foundation/floor joist/sub-floor shifting problems, or settlement and decay problems. Buyer should conduct an investigation prior to bidding, to determine whether or not the property contains said defect and the extent of any possible problem. Buyer shall undertake said investigation at their expense, and any offer of purchase shall not be contingent upon the results of such investigation. Bidding on this Property at auction is Buyer's confirmation of their election to accept said property "as-is, where-is," and Buyer's agreement to assume all responsibility for any necessary repairs or remediation. Buyer further understands that neither the Seller, Williams & Williams, nor their agents make any assertions or guarantees as to the condition of the Property.

Legal Description: Subdivision: ACRE GARDENS Legal: N110 LT 10 BLK 1 Section: 25 Township: 20 Range: 12

Tulsa, OK



CRM: 342301

1400 W Princeton Ct

3BR 2BA 1,152+/- sf 1-story single-family. Built in 1983. Approx .21ac lot. Taxes approx \$1,470 ('14). Central Air. Central Heat.

Auctions On site

Nominal Opening Bid: \$10,000

Notice: Auction Services Fee of \$3,000

Down Payment Requirement: 5% of High Bid (\$2,500 Minimum)

Quick Close Available: No

Disclosures:

- **Buyer's Post-Closing Requirements Disclosure.** Buyer agrees that it shall take any and all necessary steps to transfer into the name of buyer all utilities, taxes, and other recurring payment obligations relating to the Property immediately upon completion of closing. Buyer understands and agrees that buyer shall be fully responsible for the payment of any charges, fees, and/or costs related to the Property following the closing. In the event buyer fails to comply with its obligations hereunder, Seller shall have the right to pursue any and all available remedies to secure reimbursement by buyer of any charges, fees, and/or costs incurred by Seller, including, without limitation, institution of a legal claim or collection action.
- **Financing Disclosure.** Buyer acknowledges that property condition may adversely impact the availability of financing for said property. Buyer agrees to accept 'as is, where is' and is responsible for all costs and remediation's therein. Buyer agrees to accept with no contingencies. Buyer acknowledges that seller has no obligation or responsibility to reconnect utilities for the purpose of inspection or for any other reason. Buyer further acknowledges the seller, Williams & Williams, nor its agents make any assertions or guarantees as to the condition of said property or that utilities, plumbing, or fixtures therein will meet any financing guidelines. Buyer is encouraged to perform an independent inspection.

Legal Description: LT 2 BLK 2 County: TULSA, OK APN: 80900-84-03-66010 Alternate APN: R80900840366010 Township-Range-Sect: 181403 Subdivision: ROCKWOOD WEST Map Reference: 18N-14E-03-SW / Legal Lot: 2 Legal Block: 2 Municipality/Township: BROKEN ARROW Neighbor Code: 0426

Broken Arrow, OK



CRM: 342535

11am Friday November 20

10529 S 69th E Ave

Beautiful 4BR 4.5BA 4,205+/- sf home in Forest Trails. Master suite w/fireplace and vaulted ceiling downstairs. 3 bedrooms upstairs. Kitchen with island, lots of cabinet/pantry space, recessed lighting and dining nook. Living room with stone fireplace. Family room with wet bar. Hardwood floors, formal dining and office. 3-car garage, covered patio, in-ground swimming pool and white picket fence. Built in 1984 on approx .54ac lot.

Auctions On site

Nominal Opening Bid: \$50,000.

Notice: 5% Buyer's Premium (\$2,500 minimum)

Down Payment Requirement: 5% of High Bid (\$2,500 Minimum)

Quick Close Available: No

Disclosures:

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- BUYER ACKNOWLEDGES RECEIPT OF ADDENDUM A: LEAD BASED PAINT DISCLOSURE, APPENDIX A: OK RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT, APPENDIX C-1: OK BUYERS AGENCY DISCLOSURE AND APPENDIX D: OKLAHOMA SQUARE FOOTAGE ACKNOWLEDGEMENT.

Legal Description: Lot Thirteen (13), Block Two (2), FOREST TRAILS, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.



CRM: 342386

3:30pm Friday November 20

HC 60, Box 140

• Clayton Country Inn is an 11-Room Bed & Breakfast on 13+/- ac with an additional 115.81+/- acres selling separately.

• Parcel 1: 5,000+/- sf inn features a great room with high log-beamed ceiling, rock fireplace and furnishings, nine guest rooms, owner apartment, dining facility and commercial kitchen. Includes a detached duplex cabin, shower/bathroom building for 12 RV hook-ups and storage shed for equipment and tools. Property has electric, rural water, propane and phone. Built in 1950 and renovated in 2001, the Bed & Breakfast has been in operation for over 60 years. Income-generating restaurant.

• Parcel 2: 115.81+/- ac of recreational land adjoining SH 271. Guests can use the land to walk, ride, fish and enjoy wildlife including deer, turkey and small game.

Auctions On site

Nominal Opening Bids: Parcel 1 (B&B): \$50,000. Parcel 2 (Acreage): \$200/ac

Notice: 5% Buyer's Premium (\$2,500 minimum)

Down Payment Requirement: 10% of High Bid (\$5,000 Minimum)

Quick Close Available: No

Disclosures:

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale
- Personal Property Disclosure. Property is being sold with personal property present, and the removal or retention of the personal property remaining on site at the time of closing will become the responsibility of the Buyer.
- Buyer will pay a \$1,000.00 survey fee per parcel.
- Buyer acknowledges receipt of Boundary Survey Plat prepared by Bryan L. Hindman dated 11/1/2015.

Legal Description: See Survey



CRM: 342500

North Side of 180th St

471+/- acres in 9 parcels.

Parcel 1: 67+/- Acres. Includes road overlooking the valley with some woods and the majority open pasture.

Parcel 2: 48+/- Acres. Pond, open pasture, several homesites and some exterior fencing.

Parcel 3: 38+/- Acres. Homesite with a mix of open pasture & wooded areas.

Parcel 4: 66+/- Acres. Large ponds with multiple high points for homesites. Nice pasture land with some fencing.

Parcel 5: 51+/- Acres. Homesite with access from 180th & easement road. Mix of pasture and wooded area.

Parcel 6: 60+/- Acres. Gate off 180th, perfect for homesites with pasture and woods.

Parcel 7: 68+/- Acres. Beautiful lake, wet weather creek, pasture and homesites. Fenced along 180th with gate.

Parcel 8: 15+/- Acres. Homesite off 180th surrounded by trees.

Parcel 9: 58+/- Acres. Frontage on Hwy 59 and 180th. Open pasture with some cross fencing. Great homesite and pasture land.

Purcell, OK



CRM: 342568

Auctions On site

Nominal Opening Bids: \$500/acre, Buyer's Choice

Notice: 5% Buyer's Premium (\$2,500 minimum)

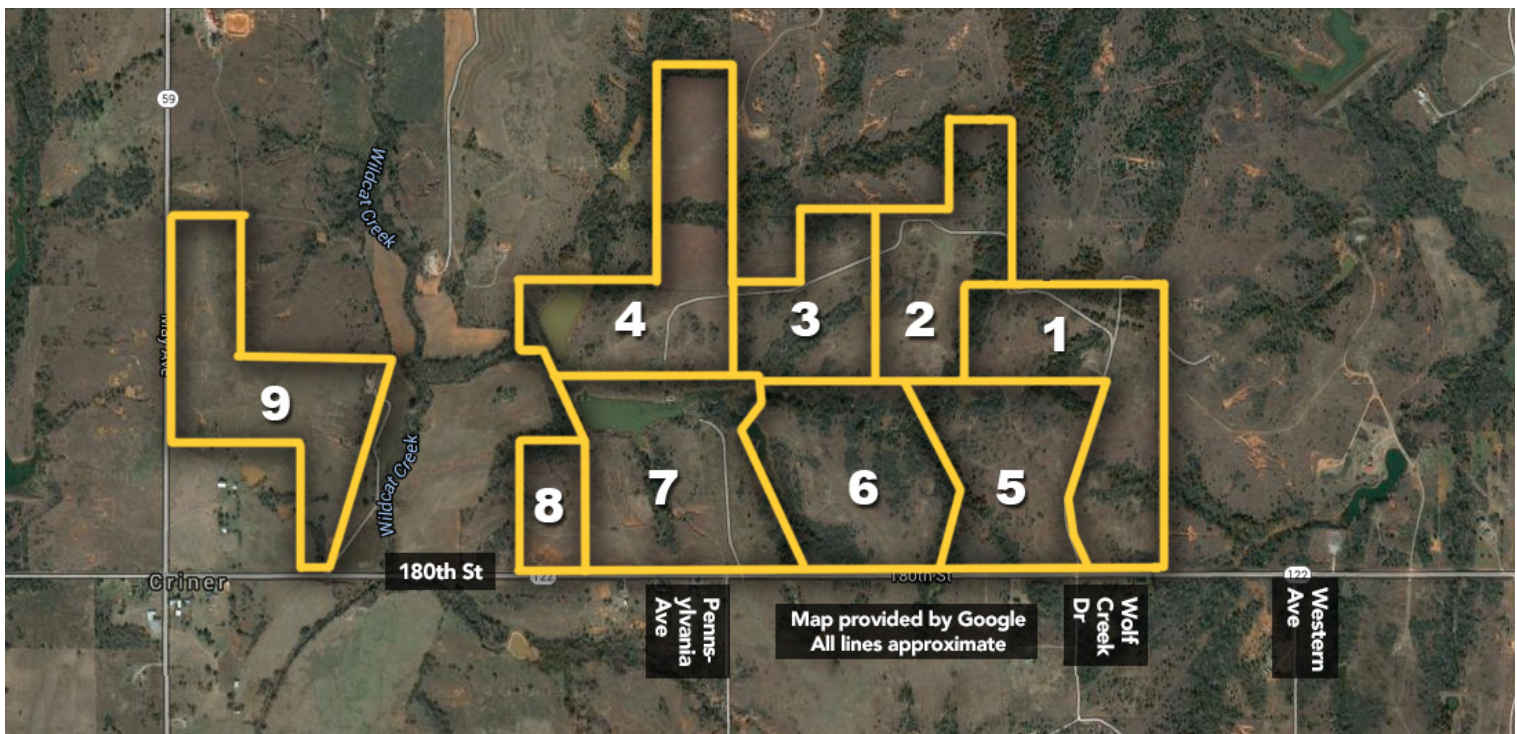
Down Payment Requirement: 10% of High Bid (\$5,000 Minimum)

Quick Close Available: No

Disclosures:

- Flood Plain Disclosure. Buyer acknowledges and understands that portions of the Property lie in a flood zone. Buyer is purchasing the Property as-is, where-is, and accepts all responsibility at buyer's sole expense for any remediation, fees, or terms required as a result of the Property being within a flood plain.
- Oil Tank Disclosure. Buyer acknowledges and understands that neither Seller, Williams & Williams, nor its agents make any assertions or guarantees as to the condition of the oil tank(s) or the location of lines which may be located on the Property. Buyer is purchasing the Property as-is, where-is, and is responsible for all costs and remediation required by any governing authority. In the event the oil tank is leased, the Buyer assumes all responsibility for any and all required costs of repair and the obligations of any lease agreement.
- Disclosure of Private Road Maintenance Agreement. Buyer acknowledges and understands that access to individual parcels for ingress and egress will be by a private roadway and an easement(s) existing for same. Buyer agrees to keep said roadway open and unobstructed for its use therein. Additionally, Buyer understands that a private road maintenance agreement will exist and Buyer will be required to sign same at closing. Said road maintenance agreement provides for shared expenses for entire roadway and Buyer will be required to contribute to total costs of maintenance without regard to location of buyer's parcel. Said Private Road Maintenance Agreement shall only affect Parcels 1-5.
- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.

Legal Description: See Survey



3820 E I-240 Service Rd

Boomer Sports Complex has been at this location for 28 years and is primarily used for adult softball. Sells in three parcels.

- **Parcel 1** has 35+/- acres and the 4,696+/- sf Boomer Sports Complex with 3 concession facilities, 5 restrooms and 200 parking spaces. Includes 8 ball fields and can easily accommodate large leagues and tournaments. Zoning is I-2 Industrial.
- **Parcel 2** is a vacant parcel of land immediately to the west containing approximately 2.155 acres.
- **Parcel 3** is a 14' x 48' billboard.

Auctions On site

Notice: 5% Buyer's Premium (\$2,500 minimum)

Down Payment Requirement: 10% of High Bid (\$5,000 Minimum)

Quick Close Available: No

Disclosures:

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.

Parcel 3 Only:

- Lease Agreement Disclosure. Buyer acknowledges receipt of current lease agreement and agrees to be bound by same. Neither Seller nor Williams & Williams have any information regarding any tenant's security deposit associated with said lease agreements. Upon expiration of current lease agreements Buyer accepts responsibility for eviction, lease or rental negotiation, or other remediation, as Buyer finds necessary in order to clarify legal occupancy status. Buyer agrees to hold Seller, Williams & Williams, and its agents harmless from any and all results therein. Buyer acknowledges and understands current lease expires March 2016.

Legal Description: PT NE4 SEC 31 11N 2W BEG 327.8FT S & 765FT E OF NW/C NE4 THS349.05FT SW126.62FT SE800.30FT NE100FT SE925FT NE776FT NW465.20FT N797.96FT NW273FT W400FT SW129.98FT NW88.17FT NW ON A CURVE 136.80FT N162.70FT NE35.36FT W350FT TO BEG CONT 34.14ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD County: OKLAHOMA, OK APN: 143933015 Alternate APN: R143933015 Township-Range-Sect: 112W31 Map Reference: 11N-2W-31-NE / Municipality/Township: OKLAHOMA CITY Neighbor Code: CRECFAC



CRM: 342567

